

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



**- 27.7%**

**- 21.1%**

**- 2.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

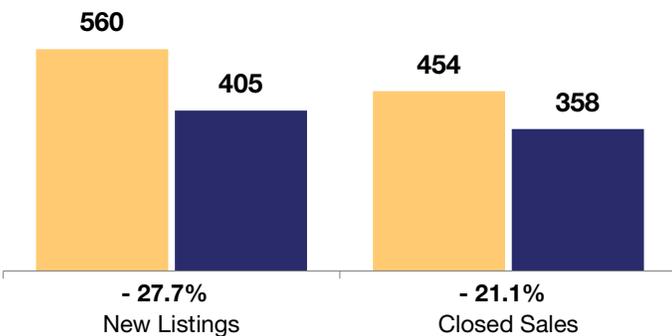
## Durham County

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	560	405	- 27.7%	1,864	1,561	- 16.3%
Closed Sales	454	358	- 21.1%	1,603	1,298	- 19.0%
Median Sales Price*	\$425,000	<b>\$415,000</b>	- 2.4%	\$401,500	<b>\$395,000</b>	- 1.6%
Average Sales Price*	\$455,065	<b>\$454,602</b>	- 0.1%	\$427,990	<b>\$432,887</b>	+ 1.1%
Total Dollar Volume (in millions)*	\$206.6	<b>\$162.7</b>	- 21.2%	\$686.1	<b>\$561.5</b>	- 18.2%
Percent of Original List Price Received*	107.0%	<b>99.1%</b>	- 7.4%	104.9%	<b>97.2%</b>	- 7.3%
Percent of List Price Received*	107.2%	<b>100.5%</b>	- 6.3%	105.0%	<b>99.5%</b>	- 5.2%
Days on Market Until Sale**	9	21	+ 133.3%	13	34	+ 161.5%
Housing Affordability Index	84	76	- 9.5%	89	79	- 11.2%
Inventory of Homes for Sale	401	407	+ 1.5%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

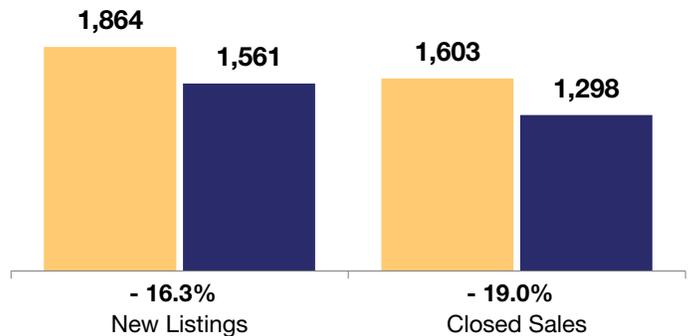
### April

2022 2023



### Year to Date

2022 2023



### Change in Median Sales Price from Prior Year (6-Month Average)†



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period